

Message Text

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ACTION NEA-10

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SUBJ: PRIME MINISTER ISSUES HOUSING REGULATIONS

REF: CAIRO 12317

1. PRIME MINISTER SALIM, IN HIS CAPACITY AS
DEPUTY MILITARY GOVERNOR, ISSUED REGULATIONS
SEPTEMBER 15 ON MEASURES AFFECTING HOUSING SECTOR
APPROVED BY CABINET TWO DAYS PREVIOUSLY (REFTEL).
ACCORDING PRESS REPORTS, REGULATIONS IN FINAL
FORM COVER MEASURES PREVIOUSLY REPORTED, TO WRITER
BAN ON KEY MONEY AND LIMITATION OF RENTAL OF

FURNISHED APARTMENTS. LANDLORDS HENCEFORTH WILL
BE REQUIRED TO REIMBURSE KEY MONEY ALREADY PAID
OR FACE FINE OF DOUBLE KEY MONEY AMOUNT AND PRISON
TERMS OF SIX MONTHS (NOT THREE-YEARS TERM REPORTEDLY
DISCUSSED ORIGINALLY). VARIOUS MEASURES AFFECTING
RENTAL OF FURNISHED APARTMENTS INCLUDE IMPORTANTLY
STIPULATION THAT LANDLORD MAY NOT OFFER FOR LEASE
MORE THAN ONE SUCH APARTMENT IN ANY CITY; SUBLETTING
OF VACATION PROPERTIES IS NOT PERMITTED WITHOUT
PERMISSION OF LANDLORD. PROVISIONS OF LEASE
AGREEMENTS IN CONFLICT WITH ORDER MUST BE REVISED
WITHIN THREE MONTHS. INDIVIDUAL OWNERSHIP OF
APARTMENTS IS LIMITED TO TEN PERCENT OF TOTAL
NUMBER OF UNITS IN ANY ONE BUILDING.

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2. PRIME MINISTER'S MILITARY ORDER ALSO NOTES
FACILITIES ARE TO BE EXTENDED TO BUILDERS
IN HOUSING FIELD, BOTH PUBLIC AND PRIVATE, ALTHOUGH
DETAILS ARE LACKING IN INFORMATION THUS FAR
AVAILABLE. PRIVATE SECTOR INVESTORS REPORTEDLY
WILL BE ENCOURAGED TO CONSTRUCT LOW-COST HOUSING UNITS
THROUGH THE SUPPLY BY GOE OF BUILDING MATERIALS AT
"REASONABLE PRICES", AND COST OF WATER UTILITIES IS
EXPLICITLY PLACED ON TENANT. PRIORITY IS SAID TO
BE GIVEN TO COOPERATIVE HOUSING. PRIME MINISTER
REPORTEDLY IS STUDYING PLAN TO CONSTRUCT 30,000
LOW-COST HOUSING UNITS. REGULATIONS ARE BEING
FORMULATED TO PREVENT SPECULATION IN CONSTRUCTION OF
HOUSING ACCOMMODATIONS.

3. ORDER SPECIFIES THAT INCOME FROM RENT OF FURNISHED
APARTMENTS WILL BE SUBJECT TO COMMERCIAL AND
INDUSTRIAL PROFITS TAX. (NOTE: RATE OF TAX UNDER
THIS SCHEDULE IS MORE THAN 34 PERCENT OF NET
INCOME - SEE CAIRO A-191, 12/24/75.)
MATTHEWS

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